

Introduced by: Mr. Tackett, Ms. Kilpatrick
Date of introduction:

ORDINANCE NO. 23-083

COMPREHENSIVE REZONING: TO REVISE THE NEW CASTLE COUNTY ZONING MAPS PURSUANT TO *NEW CASTLE COUNTY CODE* CHAPTER 40 (UNIFIED DEVELOPMENT CODE” OR UDC), ARTICLE 31 (“PROCEDURES AND ADMINISTRATION”), SECTION 40.31.113 (“EXPLORATORY PLAN REVIEW STAGE”) REGARDING THE FOLLOWING TAX PARCELS:

APPOQUINIMINK HUNDRED: 14-010.00-002 (0 Middletown Warwick Rd), 14-010.00-003 (0 Strawberry Ln), 14-010.00-009 (0 Middletown Warwick Rd), 14-010.00-010 (1422 Middletown Warwick Rd), 14-010.00-011(323 Strawberry Ln), 14-010.00-015 (0 Strawberry Ln), 14-010.00-016 (1352 Middletown Warwick Rd), 14-010.00-017 (1330 Middletown Warwick Rd, Stardel Inc), 14-010.00-018 (1280 Middletown Warwick Rd), 14-010.00-026 (301 Strawberry Ln), 14-010.00-028 (0 Middletown Warwick Rd, Stardel Inc), 14-010.00-032 (1416 Middletown Warwick Rd, Shahan Subdivision);

ARDENTOWN: 27-001.00-001(2206 Millers Rd, Ardentown);

BRANDYWINE HUNDRED: 06-040.00-002 (0 Concord Pike Off, Woodlawn Trustees), 06-060.00-010 (1 Naamans Rd, Gilbert Subdivision), 06-077.00-274 (0 Concord Pike Off, First Unitarian Church), 06-122.00-081 (301 Carr Rd, Rockwood Office Park), 06-127.00-001 (742 Alapocas Dr, E I Dupont Denemours), 06-136.00-028 (20 Granite Rd, Wilmington Friends School), 06-147.00-017 (1204 Lighthouse Rd), 26-014.10-006 (1600 N Park Dr, Abessinio Stadium);

CHRISTIANA HUNDRED: 07-009.00-027 (17 Gun Club Rd, Auburn Valley), 07-009.00-028 (0 Creek Rd), 07-030.20-015 (0 New Bridge Rd), 07-043.40-054 (2 Highspeed Way), 07-043.40-055 (1400 Delmarva Ln, Russell W Peterson Urban Wildlife Refuge), 07-044.10-004 (1300 Delmarva Ln), 07-044.30-001 (0 S Madison St Off, Hub Marine & Industrial Acres Corp), 07-044.30-003 (0 S Madison St Off);

MILL CREEK HUNDRED: 07-009.00-027 (17 Gun Club Rd, Auburn Valley), 08-001.00-022 (1166 Yorklyn Rd, Auburn Valley), 08-007.40-124 (623 Yorklyn Rd, Hockessin Center), 09-008.00-010 (0 Creek Rd, 555 Paper Mill Road);

NEW CASTLE HUNDRED: 10-015.00-004 (2162 New Castle Ave), 10-017.00-003 (251 Churchmans Rd, Churchmans Office Complex), 10-030.00-046 (0 River Rd), 10-035.00-002 (300 S Dupont Hwy), 10-035.00-056 (790 Grantham Ln, Dellaversano Subdivision), 10-045.00-011(1345 River Rd), 10-045.00-012 (0 River Rd), 10-049.00-073 (0 River Rd, Delaware City Refining Co), 10-049.00-074 (1042 S Dupont Hwy, Stockton Dev Co), 10-050.00-007 (1421 River Rd, Tall Subdivision), 10-050.00-008 (0 River Rd), 10-050.00-009 (0 River Rd), 10-

050.00-011 (1493 River Rd, Red Lion Energy Center), 10-050.00-012 (1545 River Rd, Getty Refining & Marketing Co), 10-050.00-013 (1426 River Rd,Tall Subdivision);

PENCADER HUNDRED: 11-014.00-044 (904 Old Baltimore Pike, Dayett Mills Inc), 11-014.00-045 (2029 Sunset Lake Rd), 11-018.00-012 (0 Eggerts Ln), 11-018.00-060 (0 Old Coochs Bridge Rd, Glasgow Commons), 11-018.00-061 (2001 Old Coochs Bridge Rd, Glasgow Commons), 11-018.00-062 (0 Dusk Run Rd, Glasgow Commons), 11-022.00-014 (2199 Pulaski Hwy, Glasgow Regional Park), 11-022.00-016 (0 Dusk Run Rd, Glasgow Commons), 11-025.00-026 (0 Pulaski Hwy Off, Upper Chesapeake Corporate Ctr), 11-032.00-001 (210 Benjamin Blvd), 11-032.00-259 (209 Benjamin Blvd), 11-058.00-009 (4 Troopers Way, Summit Aviation);

RED LION HUNDRED: 10-049.00-073 (0 River Rd, Delaware City Refining Co), 10-049.00-074 (1042 S Dupont Hwy, Stockton Dev Co), 12-002.00-024 (0 S Dupont Hwy), 12-006.00-041 (1535 Red Lion Rd, Harris Subdivision), 12-007.00-020 (4120 Wrangle Hill Rd, Bear Babe Ruth Kodiak Park), 12-013.00-081 (4110 Wrangle Hill Rd, Bear Babe Ruth Kodiak Park), 12-021.00-003 (4667 Wrangle Hill Rd, Delaware City Refining Co), 12-036.00-001 (0 Biggs Ln, Union Carbide Corp), 13-004.00-001 (309 Port Penn Rd, Union Carbide Corp);

ST GEORGES HUNDRED: 11-058.00-009 (4 Troopers Way, Summit Aviation), 13-004.00-001 (309 Port Penn Rd, Union Carbide Corp), 13-008.00-002 (715 Jamison Corner Rd, Town of Whitehall), 13-008.00-019 (2093 Dupont Pky), 13-008.00-027 (2256 Dupont Pky, Lester Subdivision), 13-008.00-028 (2105 Dupont Pky, Lester Subdivision), 13-008.00-044 (310 Hyetts Corner Rd, Hyetts Corner Road Water Treatment Plant), 13-008.00-045 (2229 Dupont Pky, Van Wingerden Associates), 13-008.00-053 (707 Jamison Corner Rd, Town of Whitehall), 13-008.00-058 (710 Hyetts Corner Rd, 13-009.00-001 (381 Port Penn Rd, Lighthouse Farm), 13-013.00-029 (2344 Dupont Pky), 13-013.00-030 (2348 Dupont Pky), 13-013.00-035 (2398 Dupont Pky, Shoppes of St Georges), 13-013.00-083 (0 Dupont Pky, Lester Subdivision), 13-013.00-148 (2356 Dupont Pky, Shoppes of St Georges), 13-013.00-249 (0 Dupont Pky);

WHITE CLAY CREEK HUNDRED: 09-008.00-010 (0 Creek Rd, 555 Paper Mill Road), 09-011.00-070 (606 Stanton Christiana Rd), 09-029.00-003 (39 E Regal Blvd), 09-029.00-015 (0 Chapman Rd), 09-030.30-091 (2008 Point Hamlet Rd, Christiana Village), 09-033.00-038 (475 Gender Rd, Breezewood Sec III).

WHEREAS, County Council adopted Substitute No. 2 to Ordinance No. 22-024 as amended by Floor Amendment No. 1 (“New Castle County Comprehensive Plan” or “the Plan”), on July 26, 2022, and the County Executive approved the Ordinance on August 4, 2022; and

WHEREAS, the Future Land Use Element and Map Series of the New Castle County Comprehensive Plan designates proposed future general distribution, location and extent of the uses of land consistent with goals, policies and measurable objectives enumerated in the Plan; and

WHEREAS, the New Castle County Comprehensive Plan guides and encourages sustainable economic development sensitive to the context of neighboring residential developments; and

WHEREAS, the New Castle County Comprehensive Plan guides and encourages preservation efforts to best protect important ecological habitats; and

WHEREAS, 9 *Del. C.* § 2660 requires New Castle County to amend its official zoning map within eighteen months of the date of adoption of a revision to the county comprehensive plan “to rezone all lands in accordance with the uses and intensities of uses provided for in the future land use element for the County”; and

WHEREAS, County Council has determined that the amendments to the zoning map substantially advance, and are reasonably and rationally related to, legitimate government interests (i.e., promoting the health, safety, morals, convenience, order, prosperity and/or welfare of the present and future inhabitants of this State).

NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The Zoning Maps of Appoquinimink Hundred, Ardentown, Brandywine Hundred, Christiana Hundred, Mill Creek Hundred, New Castle Hundred, Pencader Hundred, Red Lion Hundred, St Georges Hundred, and White Clay Creek Hundred, as amended, are hereby further amended by changing the zoning classification of the land shown on attached Exhibit “A”, Maps 1-38 dated April 21, 2023 - April 27, 2023, as set forth therein.

Section 2. This Ordinance shall become effective immediately upon passage by New Castle County Council and approval of the County Executive, or as otherwise provided in 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

President of County Council
of New Castle County

Approved on:

County Executive
New Castle County

SYNOPSIS: Same as Title.

FISCAL IMPACT: None